

16 TIMBERLAND SCUNTHORPE, DN16 3QA

£195,000
FREEHOLD

Situated in a sought-after location, this generous three-bedroom semi-detached property on Timberland in Bottesford offers an ideal opportunity for first-time buyers or growing families alike.



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01724 642002

16 TIMBERLAND

DESCRIPTION

Timberland, Bottesford – A Spacious Three-Bedroom Family Home

The property benefits from a good-sized driveway and garage, providing ample off-road parking. Upon entering, you are welcomed by a bright and spacious forward-facing living room, enhanced by a charming bay window that allows plenty of natural light to flow through.

To the rear, the kitchen has been thoughtfully opened up into the dining area, creating a fantastic open-plan space perfect for modern family living and entertaining. French doors lead directly onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property comprises two well-proportioned double bedrooms and a generously sized single bedroom, all served by a spacious family bathroom.

Externally, the home boasts a fully enclosed rear garden designed for low maintenance, offering a private and enjoyable outdoor space. This is a superb home in a great location, ready to move into and available for viewings now.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with stairs to the first floor and a radiator.

DOWNSTAIRS WC

With a uPVC double glazed window, WC, hand wash basin and a radiator.

LIVING ROOM

With a uPVC double glazed bay window to front aspect and a radiator.

KITCHEN / DINER

With uPVC double glazed French doors and window to rear aspect, uPVC double glazed door to side aspect, range of wall and base units with laminate worktops, sink, integrated dishwasher, space for a fridge/freezer, eye level oven and grill, larder cupboard, central island with storage and a radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect and storage cupboards.

BEDROOM ONE

With a uPVC double glazed window to front aspect, radiator and built in wardrobes.

BEDROOM TWO

With a uPVC double glazed window to rear aspect, radiator and built in wardrobes.

BEDROOM THREE

With a uPVC double glazed window to rear aspect and a radiator.

FAMILY BATHROOM

With a uPVC double glazed window, corner bath, WC, hand wash basin and a towel heater.

EXTERNALLY

The front of the property has a driveway providing off street parking leading to the detached one and a half garage. The rear garden is fully enclosed, laid to lawn with a patio area.



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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



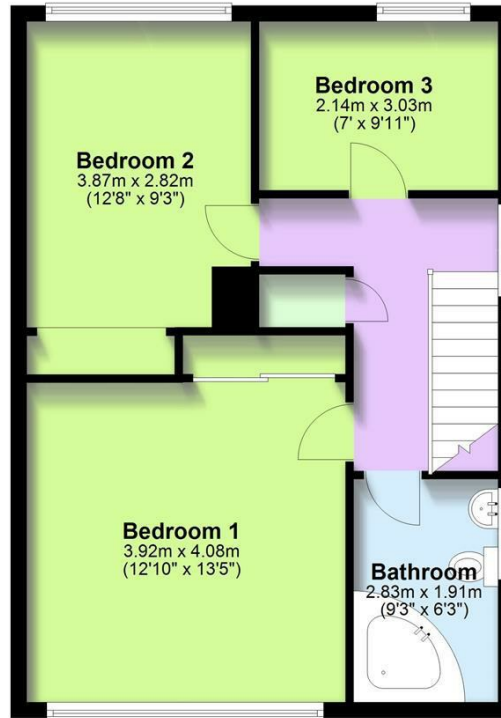
Ground Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Total area: approx. 103.6 sq. metres (1115.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>



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THE PERSONAL AGENTS

WWW.BILTONS.CO.UK

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